

# 233 E BROAD AVE

ALBANY, GA 31705

FOR SALE

27,938 SF ON 1.75 ACRE LOT



LINDSAY ALLEN

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# // PROPERTY OVERVIEW

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## OFFERING

Swartz Co Commercial Real Estate is pleased to offer for sale 233 E Broad Avenue in Albany, Georgia. The property sits on approximately 1.75 acres and includes a 27,938 SF warehouse building built in 1940 with 16" average ceiling heights.

Zoned C-3 Commercial, the site allows for a wide range of retail, office, service, and commercial uses. The building includes three bathrooms and has working power, electricity, and water in place.

Located along East Broad Avenue, the property offers strong visibility and convenient access to downtown Albany and major transportation routes.

Please note: Photos are virtually staged. The roof may require repairs.

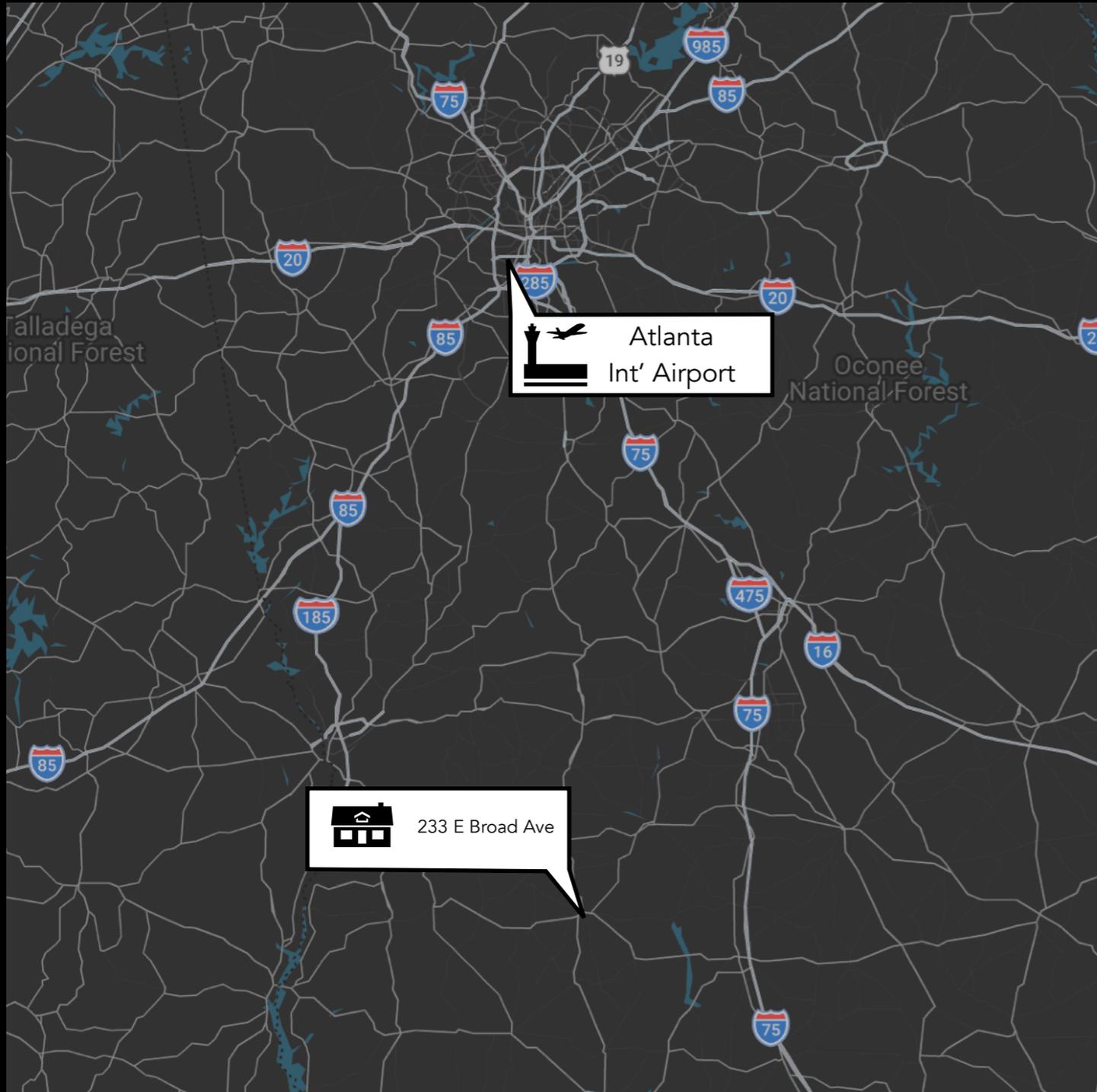
Offered at \$549,000.

For additional information, please contact Lindsay Allen.

## HIGHLIGHTS

- \$549,000.00
- 27,938 SF on 1.75 Acre Lot
- Zoned C-3 Commercial (flexible use potential)
- Strong visibility along E Broad Avenue
- Power, electricity, and water operational
- 16" Ceiling Height

# // LOCATION OVERVIEW



## ABOUT THE AREA: ALBANY, GA

Albany, Georgia serves as the economic and logistics hub of Southwest Georgia, offering strategic access, affordable real estate, and a stable regional workforce. Located along U.S. Highway 82 and connected to key transportation corridors, Albany provides efficient access to Interstate 75, Interstate 10, and major Southeast markets.

With a population base supporting retail, healthcare, manufacturing, and distribution sectors, Albany functions as a primary service center for multiple surrounding counties. The presence of major employers such as Phoebe Putney Health System, Procter & Gamble, and Marine Corps Logistics Base Albany strengthens the area's economic foundation and supports consistent commercial demand.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	1.000	9.224	23.100
Number of Employees	905	7.730	18.000
Avg. Household Income	\$49.000	\$63.700	\$58.400

# // BROKER PROFILES

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**Lindsay Allen**

Commercial Associate

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Lindsay Allen is a certified language interpreter and real estate agent passionate about serving the Hispanic community. She was born in Costa Rica, raised in Miami, Florida, and has lived in Georgia since 2012. She is also a proud mother of three children.

Lindsay began her professional career as an interpreter at DFACS in Dekalb County, assisting Hispanic families in obtaining resources and necessities for their well-being. She then ventured into medical interpretation and transportation. Lindsay developed a keen interest in working with people and solving complex issues related to medical malpractice and the injustices faced by the poor and immigrant populations locally and abroad. She decided to pursue her real estate license to enhance her knowledge and skills in the real estate industry.

Lindsay has held various positions in the real estate field over the years, such as the Vice President of Business Development with Inclusive Funder, as a real estate agent, investor, and developer. She is excited to be part of Swartz Co Commercial Real Estate, where she plans to continue to grow and excel.

# // DISCLAIMER & LIMITING CONDITIONS

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Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.

At Swartz Co Commercial Real Estate, we have one focus:  
to understand and progress the commercial real estate market in Atlanta.  
Every day we strive to better understand the Atlanta market so that we can better serve and  
advise our clients on new developments, investments, leasing, value add opportunities,  
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.  
We look forward to working with you soon.



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